



# Oak Park

SHOPPING CENTER

VENTURA COUNTY, CALIFORNIA

Retail Space Available at  
CVS-Anchored Shopping Center

Central Location at Major Intersection of  
Lindero Canyon Road & Kanan Road

Infill Neighborhood Shopping Center with  
Starbucks Drive-Thru and Wells Fargo Bank

Affluent North Ranch Community  
\$180K Avg. HH Incomes

VIEW ON MAP

604 - 688 Lindero Canyon Road  
Oak Park, CA 91377





# Oak Park

SHOPPING CENTER



## Center Highlights

OAK PARK SHOPPING CENTER

Strong Demographics - 50,000 Population & Average Household Income of \$180K Annually

Anchored by - CVS (NAP) & Surrounded by National Tenants - Starbucks Drive-Thru, Wells Fargo, Anytime Fitness (Coming Soon), and more

Neighborhood Shopping Center - Main Retail Pocket Ideal for Daily-Needs Retail

Neighbors Include - Pavilions, Montessori, North Ranch Country Club



SHOPPES AT WESTLAKE VILLAGE

TARGET verizon TILLYS  
Guitar Center STARBUCKS FIGUEROA MOUNTAIN  
CENTRAL BREW CO. COAST, CA

WESTLAKE VILLAGE MARKET PLACE

COSTCO Smart & Final.  
WHOLESALE  
DOLLAR TREE Staples  
T.J. maxx Michaels PETSMART

# Nestled Amongst Exceptional Demographics

\$181,000 Average Household Incomes

RED OAK  
ELEMENTARY SCHOOL  
584 Students

WESTLAKE VILLAGE

US 101  
US-101 ACCESS  
3 Miles

NORTH RANCH  
PLAYFIELD

PAVILIONS

MONTESSORI  
of North Ranch

GAME OGRE  
BOARDGAMES MINIATURES MAGIC AND MORE

Oak Park  
SHOPPING CENTER

CVS  
NAP

JUMP GYM  
NAP

BRIGHT CHILD  
Children's Activity Center

WELLS FARGO



Oak Park Dentistry  
for Children  
& Orthodontics

Rustico  
Ristorante Italiano

ANYTIME  
FITNESS

NORTH RANCH  
SHOPPING MALL

LINDERO CANYON RD

KANAN RD

OAK PARK PLAZA

KANAN

El Taco Chico

ups

Allstate  
You're in good hands.

Margaritas  
SUBWAY

SAINT MAXIMILIAN KOLBE  
Catholic Church

SAPIENTIA  
CHARCOAL NIKU





OAK PARK

OAK HILLS  
ELEMENTARY SCHOOL  
519 Students

OAK PARK  
HIGH SCHOOL  
1,450 Students

  
**Oak Park**  
SHOPPING CENTER

AGOURA  
HILLS

RED OAK  
ELEMENTARY SCHOOL  
584 Students

 **COSTCO**  
WHOLESALE  
**TARGET** **Smart & Final.**  
**T.J. maxx** *Michaels*

NORTH RANCH  
SHOPPING MALL  
**PAVILIONS**  
*Rustico*  
Ristorante Italiano  
**GAME OGRE**  
BOARDGAMES, MINATURES, MAGIC AND MORE  


**OAK PARK PLAZA**  
  *Margaritas*  
**SAPIENTIA** **ALL STAR** **MARTIAL ARTS**  
**CHARCOAL** **NIKU** **SUBWAY**

OAK SMOKE SHOP  
 **TONY's**  
Allstate **Pizza & Pasta**  
GLADSTONE DONUTS

  
**CVS**  
NAP

  
**JUMP GYM**  
NAP

  
**ups**

*El Taco Chico*  


OAK PARK  
CLEANERS

**Goodwill**

  
**LayLa**  
Theodyssey

  
**BRIGHT CHILD**  
Children's Activity Center

  
OAK PARK FAMILY DENTISTRY

**WELLS FARGO**

  
**Starbucks**

  
**ANYTIME FITNESS**

BREAKFAST  
CAFE

ROGERS OPTICAL  
BOUTIQUE

  
**SALON STUDIOS**  
I & II

 **Oak Park Dentistry**  
for Children  
& Orthodontics

KANAN RD

LINDERO CANYON RD





# Current Availabilities

Oak Park

Shopping Center

VIEW ON MAP

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Suite	Size (SF)	Use
610	± 975 SF	Retail
612	± 2,886 SF	Retail
614	± 2,600 SF	Retail
620	± 1,540 SF	Retail
622	± 1,260 SF	Retail
630	± 1,400 SF	Retail
650	± 3,000 SF	Retail
656	± 1,200 SF	Retail
674	± 1,495 SF	Retail







# Suite 610

TAKE A VIRTUAL TOUR

**975 SF** Retail  
Available Immediately

Oak Park  
SHOPPING CENTER







# Suite 612

TAKE A VIRTUAL TOUR

**2,886 SF** Retail  
Available Immediately

Oak Park  
SHOPPING CENTER







# Suite 614

**2,600 SF Retail**  
Available Immediately

**Oak Park**  
SHOPPING CENTER







# Suite 620

1,540 SF Retail  
Available Immediately

Oak Park  
SHOPPING CENTER







# Suite 622

1,260 SF Retail  
Available Immediately

Oak Park  
SHOPPING CENTER







# Suite 630

[TAKE A VIRTUAL TOUR](#)

**1,400 SF Retail**  
Available Immediately

Oak Park  
SHOPPING CENTER





# Suite 650

TAKE A VIRTUAL TOUR

3,000 SF Retail  
Available Immediately

Oak Park  
SHOPPING CENTER







# Suite 674

1,495 SF Retail  
Available Immediately

Oak Park  
SHOPPING CENTER





# Market Overview



## Los Angeles Metropolitan

The Los Angeles Metropolitan Area (“LA Metro”), which includes Los Angeles County and surrounding counties, is a sprawling region with a population of over 13 million people, making it one of the most populous metropolitan areas in the U.S. The area is characterized by high population density, particularly in urban and suburban regions. Real estate investment in the LA Metro is highly active due to its diverse real estate market, including luxury homes, commercial properties, and redevelopment opportunities. The average annual income is high across the region, reflecting its economic vitality and status as a major center for industry, entertainment, and technology. The combination of high demand, significant economic activity, and a broad range of real estate options makes the LA Metro a key investment hotspot.

## Oak Park, Westlake Village, Agoura Hills Region

Oak Park, Westlake Village, and Agoura Hills make up a desirable and affluent region in Southern California, with high levels of discretionary income and a strong real estate market. Known for their upscale, family-oriented environments, these communities have residents with a median household income significantly above state and national averages, contributing to a robust market for luxury goods, services, and recreational activities. Housing prices in the area reflect the demand for high quality of life and excellent schools; single-family homes often exceed the million-dollar mark, particularly in Westlake Village, where lakefront and golf course properties fetch premium prices. Agoura Hills and Oak Park also command high property values, with prices influenced by proximity to top-rated schools and scenic amenities like parks and trails in the Santa Monica Mountains. Home ownership is prevalent, though there is a mix of luxury apartment communities that appeal to professionals and retirees. The region’s high discretionary income supports a thriving retail and dining scene, with upscale shopping centers, gourmet restaurants, and boutique businesses that cater to the tastes of an affluent and discerning population.

Demographics	1-Mile	3-Mile	5-Mile
2024 Population	7,924	43,355	117,982
No. of Households	3,014	15,865	43,838
Average Household Income	\$181,388	\$179,512	\$157,253





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